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**CERTIFICATE OF PUBLICATION**  
From THE NEWS-POST Frederick, Md.

**COVAHEY AND BOOZER**

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**SUBSTITUTED TRUSTEES'  
SALE OF VALUABLE  
FREE SIMPLE DWELLING PROPERTY  
KNOWN AS NO. 2438 BALLENGER CREEK  
ADAMSTOWN, MARYLAND 21710**

Under and by virtue of the power of sale contained in a certain Deed of Trust from Joseph G. Peisinger, Sr. and M. Brenda Peisinger, his wife to William S. Steed and Charles M. Janes, Trustees dated the 17th day of November, 1978, and recorded among the Land Records of Frederick County in Liber C.C.K. No. 1068, Folio 114, and Declaration of Substitution of Trustees dated April 27, 1982 and recorded as aforesaid in Liber C.C.K. No. 1170, Folio 598 substituting F. Vernon Boozer and Edward C. Covahey, Jr. as Substituted Trustees under the Deed of Trust aforesaid, and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction on the premises on

**WEDNESDAY, JUNE 16, 1982**

**At 1:00 O'Clock P.M.**

All that lot of ground and the improvements thereon situate in the Frederick County, State of Maryland, and described as follows:

All that lot or parcel of land situate, lying and being in Buckeystown Election District and being described as follows: BEGINNING for the same at a point 100' from the Northeast corner of the property line of the whole farm as acquired in a Deed from Charles A. Walter and Nellie B. Walter, his wife, to T. Maynard Kling, et al, dated August 26, 1958 and recorded in Liber 605, Folio 18, one of the Land Records of Frederick County, Maryland, and running thence along the West side of Ballenger Creek Road in a Southerly direction a distance of 200', thence in a Westerly direction parallel with the East property line a distance of 200' thence in a Northerly direction parallel with Ballenger Creek Road a distance of 200', thence in an Easterly direction parallel with the second line herein 200' to the West side of Ballenger Creek Road and the point of beginning, containing 36,490 square feet of land, more or less.

The improvements thereon being known as No. 2438 Ballenger Creek."

BEING the same lot of ground described in a Deed dated November 17, 1978 and recorded among the Land Records of Frederick County in Liber C.C.K. No. 1068, Folio 112 from G. Edward Dwyer, Jr. and Peggy A. Dwyer, his wife to Joseph G. Peisinger, Sr. and M. Brenda Peisinger, his wife.

The improvements thereon consist of a dwelling.

The property will be sold in "As Is" condition, subject to any existing building violations, etc. and also subject to conditions, restrictions and agreements of record affecting same, if any.

**TERMS OF THE SALE:** Cash or certified check deposit in the amount of \$5900.00 or 10% of the purchase price, whichever is greater, will be required of the purchaser at the time and place of sale, balance in cash, upon final ratification of the sale by the Circuit Court of Frederick County and to bear interest at the rate of 9.5% per annum from date of sale to date of settlement. Taxes, water rent and ground rent, if any, to be adjusted to date of sale. All other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

**F. VERNON BOOZER  
EDWARD C. COVAHEY, JR.  
Substituted Trustees**

Atlantic Auctions, Inc. — Auctioneers  
3420 Reisterstown Road  
Baltimore, Maryland 21215  
301-542-9300

Frederick, Md.

June 15, 1982  
This is to certify, That the annexed *Substituted*  
*Trustee's Sale* was published in *The News-Post*  
a newspaper published in Frederick County, once a week for  
3 successive weeks prior to the 16th  
day of June, 1982

THE NEWS-POST

Per

*K. S. McKenney*